IN THE HIGH COURT OF JUDICATURE, ANDHRA PRADESH
AT HYDERABAD

HON'BLE Mr. JUSTICE R. SUBHASH REDDY

Writ Petition No.18645 OF 2007

Dated: September 3, 2007

Between:

T. Jayalaxmi, W/o. Devaki Nandan, aged 24 years,
Flat No.402, Vishnu Apartments, Dasapalla Hills,
Visakhapatnam.

... Petitioner

And

Government of Andhra Pradesh, rep. by its Secretary,
Revenue, Secretariat, Hyderabad, and another.

... Respondents

Order:

Having regard to the nature of relief sought for, the writ petition can be disposed of at the stage of admission.

The petitioner claims to be the purchaser of land admeasuring 932.77 square yards (Plot No.3) in survey No.275/D/1 of Vepagunta Village and Mandal, Visakhapatnam District. She claims to have

approached the second respondent for presentation of a deed of transfer in respect of the said land and complains that the second respondent is refusing to receive the same, without furnishing any specific reasons.

Heard the learned counsel for the petitioner and the learned Government Pleader for Revenue.

The Indian Stamp Act and the Registration Act prescribe the procedure to be followed by the registering authorities, whenever a document is presented for registration. Section 22-A of the Registration Act, which empowered the Government to issue notification, prohibiting registration of any document in relation to any land mentioned in such notification, was held to be unconstitutional. However, altogether a new provision with the same number 22-A has been introduced by the Andhra Pradesh State Legislature through Act 19 of 2007. It came into force with effect from 08.06.2007. It enlists the circumstances under which the registering authority can refuse to admit the document to registration.

The question as to whether the document, that may be presented by the petitioner, attracted by the newly introduced Section 22-A or any other provision, needs to be examined by the second respondent. The occasion to examine the document would arise, if only, it is received. The second respondent cannot refuse to receive the document.

Hence, the writ petition is disposed of, directing that:

(a) the second respondent shall receive the document that may be presented by the petitioner and examine the same with reference to the relevant provisions of law including Section 22-A of the Registration Act,

introduced through Act 19 of 2007; and

(b) in case the document is otherwise admissible to registration, he shall register it within one(1) week from the date of its presentation, duly ensuring that it is otherwise in order and if there exist any reasons for not registering the document, he shall communicate the same in writing to the petitioner within that time.

There shall be no order as to costs.

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JUSTICE R. SUBHASH REDDY.

September 3, 2007
MRR